



Skamania County
Department of Planning and
Community Development

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122422

DIRECTOR'S DECISION

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APPLICANT: Reverend Tatsunoshin Ohki for Ryobo An Zen Center

FILE NO.: NSA-94-44

PROJECT: Expansion of an existing zen center, including construction of:

1. Main house: one story and basement, 1820 square foot, single-family residence and guest rooms, with 500 square feet of covered corridor;
2. Training/Multipurpose Hall: 1000 square foot structure with paved and covered perimeter, connected to main house with roofed corridor;
3. Tea House/Gate: one story, approximately 300 square foot structure for tea room and storage/locker room;
4. Guest House: 400 square foot, one story structure; and
5. Car Port/Outdoor Work Area: 800 square foot structure for storage, parking and work during rainy seasons.

FILED FOR RECORD
SKAMANIA CO. WASH.
BY Ed Callahan

MAY 26 4 01 PM '95

G. Lowry
AUDITOR
GARY M. OLSON

LOCATION: The proposed development would occur off Berge Road, north of Home Valley, in Section 23, Township 3 North, Range 8 East W.M., Skamania County Tax Lot No. 3-8-23-5000.

NSA ZONING: General Management Area, Small Woodland (F-3).

DECISION:

Based upon the entire record before the Director, including particularly the Director's Report, the application by Ohki Tatsunoshin for Ryobo An Zen Center, described above, subject to conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

Reviewed _____
Reviewed, Dir. _____
Reviewed _____
Reviewed _____
Reviewed _____

CONDITIONS OF APPROVAL:

The following conditions are required to ensure that the proposed development is consistent with Title 22 SCC.

1. The exterior of all structures shall be dark and either natural or earth-tone colors.
2. The exterior of all structures shall be composed of nonreflective materials or materials with low reflectivity.
3. Exterior lighting shall be directed downward and sited, hooded and shielded such that it is not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials.
4. The new structures shall be surrounded by a maintained fuel break of 50 feet. Irrigated or fire resistant vegetation may be planted within the fuel break.
5. Hazardous fuels shall be removed within the fuel break area.
6. Trees shall be pruned to remove dead and low (less than 8 feet) branches.
7. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees.
8. The applicant shall install a standpipe at least 50 feet from the new residence.
9. Access drives shall be constructed to a minimum of 12 feet in width and not exceed a grade of 12 percent. Turnouts shall be provided at a minimum of every 500 feet. Access drives shall be maintained to a level that is passable to fire equipment.
10. Within one year of the issuance of an occupancy permit, the Department shall conduct a review of the development to assure compliance with the standards set out in Conditions 4 through 9, inclusive.
11. Telephone and power supply lines shall be underground.
12. Roofs of all structures shall be made of fire-resistant materials.

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13. Any chimney or stovepipe on any structure for use with a woodstove or fireplace shall be screened with no coarser than 1/4 inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.
14. All structural projections such as balconies, decks and roof gables shall be built with fire resistant materials equivalent to that specified in the Uniform Building Code.
15. Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures shall be screened with no coarser than 1/4 inch mesh metal screen that is noncombustible and corrosion resistant.
16. Except as is necessary for construction of building pads, leach fields, etc., the existing tree cover screening the development from key viewing areas shall be retained.
17. To the greatest extent practicable, the structures shall be located back in the trees near the top of the knoll.
18. A final determination of visual subordination shall be made by the Director after the completion of construction of the entire project. The final determination of visual subordination shall include consideration of impact to scenic resources when the afternoon sun hits the structures from the west and at night when the lights are on. The Director reserves the right to require that additional screening trees be planted if, after final inspection for visual subordination, the Director determines that additional screening is necessary to comply with Chapter 22.10 SCC.
19. If cultural resources are discovered during construction, the following procedures shall be effected:
 - a) **Halt of Construction.** All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural resources shall remain as found; further disturbance is prohibited.
 - b) **Notification.** The project applicant shall notify the Planning Department and the Gorge Commission with 24 hours of the discovery. If the cultural resources are prehistoric or otherwise associated with Native Americans, the project applicant shall also notify the Indian tribal governments within 24 hours.

- c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and signed this 23rd day of September, 1994, at Stevenson, Washington.



Susan K. Lorne, Director
Skamania County Department of Planning and Community Development

APPEALS

The decision of the Director shall be final unless a written Notice of Appeal is filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P. O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at Department offices.

A copy of this Decision was sent to the following:

Adjacent Property Owners w/500 feet of the subject property
Skamania County Building Department

A copy of this Decision, including the Director's Report, was sent to the following:

Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office